



LEGAL DESCRIPTION

74.595 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 17701 BEING THE SAME REAL PROPERTY DESIGNATED AS 74.64 ACRES OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 10573, PAGES 1006-1013 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE COLLIN C. MCGRAE SURVEY NO.391, ABSTRACT NO.482, BEXAR COUNTY, TEXAS

NOTES

1. A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2004 EDITION.
2. ALL INTERIOR STREETS ARE 50' RIGHT-OF-WAY 28' PAVEMENT UNLESS OTHERWISE NOTED.
3. A 4FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS ON ALL PROPOSED ROADWAYS.
4. SIDEWALKS WILL BE INSTALLED IN PUBLIC R.O.W. OR PEDESTRIAN EASEMENT PER UDC ARTICLE 5, DIVISION 2: 35-506(q)
5. ALL STREETS SHOWN HEREIN ARE PRIVATE STREETS, UNLESS OTHERWISE NOTED.
6. NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
7. CUL-DE-SAC STREETS LONGER THEN 500 L.F. SHALL ADHERE TO THE U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.
8. ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121.
9. THE PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
10. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
11. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
12. ZONING CASE # Z2005291 (ERZD)
13. THIS DEVELOPMENT WILL BE ALLOWED TO PAY STORMWATER MANAGEMENT PARTICIPATION FEE IN LIEU OF PROVIDING ON-SITE DETENTION.
14. NO RESIDENTIAL DRIVEWAY ACCESS WILL BE PERMITTED TO COLLECTOR STREET.

DENSITY AND OPEN SPACE

| | |
|--|---------------------------------|
| BASE ZONING DISTRICT: | R-4, PUD, ERZD |
| MAXIMUM DENSITY ALLOWED: | 7 UNITS / ACRE |
| PROPOSED DENSITY: | 4.80 UNITS / ACRE |
| MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE: | 50% |
| PROPOSED PERCENTAGE OF OPEN SPACE: | 53% |
| TOTAL SPACE: | 74.60 ACRES |
| STREET / SAFETY LANE: | 416,499 S.F. |
| DRIVEWAY: | 168,160 S.F. |
| SIDEWALKS: | 95,900 S.F. |
| DRAINAGE R.O.W. / ESMT'S: | 52,077 S.F. |
| SANITARY SEWER R.O.W. / ESMT'S: | 5,023 S.F. |
| HOUSE SLABS: (3 PRODUCTS) | 778,720 S.F. |
| NEIGHBORHOOD 1 (1,424 S.F.) | |
| NEIGHBORHOOD 2 (2,260 S.F.) | |
| NEIGHBORHOOD 3 (3,140 S.F.) | |
| OCCUPIED OPEN SPACE: | 1,511,356.00 S.F. (34.70 ACRES) |
| NET OPEN SPACE: | 1,738,220.00 S.F. (39.90 ACRES) |
| TOTAL SPACE: | 3,249,576.00 S.F. (74.60 ACRES) |
| OPEN SPACE PERCENTAGE: | 53% |

DEVELOPER
MCMILLIN TEXAS DEVELOPMENT, LLC
1175 W. BITTERS
SAN ANTONIO, TEXAS 78216
CONTACT PERSON: DRAKE THOMPSON
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CIVIL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
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| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|-------|-----------|---------|---------|---------|
| C1 | 87°26'15" | 450.00' | 686.73' | 430.31' |

| ITEM | ACRES | # UNITS | DU./AC. | SEQUENCE |
|-------------------|-------|---------|---------|----------|
| UNIT 1 | 23.58 | 123 | 5.22 | 1 |
| UNIT 2A | 15.99 | 87 | 5.44 | 2 |
| UNIT 2B | 15.00 | 44 | 2.53 | 3 |
| UNIT 3 | 19.88 | 97 | 4.88 | 4 |
| TOTAL DEVELOPMENT | 74.45 | 351 | 4.71 | |

OPEN SPACE REQUIREMENT: 351 LOTS/70 = 5.01 AC. REQUIRED
5.33 AC. PROVIDED

APPROVED MASTER DEVELOPMENT PLAN PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO
CHAIRMAN: [Signature] DATE: 3/14/07
SECRETARY: [Signature] DATE: 3/14/07

PRESIDIO HEIGHTS
MDP / PUD PLAN
MASTER DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT



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| REVISIONS | DATE | PROJECT NO. |
|------------------|------------------|-------------|
| 1. 1-17-07 | 10/05/06 | 211311 |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| DRAWN BY: B.M.O. | CHECKED BY: R.T. | |



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Jose Ruiz Quintaro

DATE: March 14, 2007

Address: 10325 Bandera Road
San Antonio, TX 78269

FROM: Larry Odis, Case Manager

COPIES TO: File

SUBJECT: PUD# 07-002

Name: Presidio Heights

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED with conditions
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

DSD – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided

by the developer, on and before the completion of Presidio Heights PUD, at no cost to the City of San Antonio:

- All Roadways shall conform to UDC 35-506(C)(1), Table 506-1: Functional Classification System Description.
- All access driveways shall comply with UDC 35-506(r) Access and Driveways.
- All access driveways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distances areas.
- The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway access point approved by TXDOT as it relates to the submitted TIA traffic counts, Unified Development Code (UDC) – 35-502 (a)(7), subsection C.
- Note: Texas Department of Transportation (TXDOT) will determine access point along N.W. Military.

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as “Park” or “Open Space” on a plat; UDC section 35-503(e) *Designation of Parkland*.
- The parkland provided shall be dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*
- Parkland dedication shall be platted by the second phase of development; UDC section 35-503(f) *Development Phasing*.
- All amenities provided shall comply with standards and specification found in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

Storm Water Engineering states:

- This development will be allowed to pay the Storm Water Management Participation Fee. The provided Storm Water Management Plan shows the existing culverts on Military Hwy to be “safe” under ultimate conditions. Therefore, there is no need to upgrade the culverts as proposed and the request to provide offsite mitigation in lieu of paying the Storm Water Management Fee has been denied.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)

- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required, if applicable)
- According to the Aquifer Protection Ordinance No. 81491, section 34-913 buffering may be required. The sensitive feature found on property has been noted and SAWS is in agreement of the 4 acre buffer provided by the developer. Any existing well(s) found on site shall be plugged by the property owner in accordance with SAWS regulations. For plugging procedures please contact Kirk Nixon at 233-3523.
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

MDP/MTP states:

- The Ranch at Shavano Park Unit 2 plat # 050271 provides secondary access to this development, which needs to be recorded, constructed, and accepted by the City by or before the 125th lot is reached.